

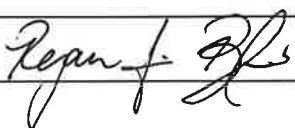


# Administrative Alternates



## DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

<b>Administrative Alternate Request:</b> <i>Requested in accordance with UDO Section 10.2.17</i>	<b>OFFICE USE ONLY</b>
<b>Section(s) of UDO affected:</b> <b>1.5.6.D, 3.3.3.C</b>  <b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b> <small>The team is requesting a design alternate for Build-To and Building Massing prescriptive standards.</small>  <b>Provide all associated case plan numbers including zoning and site plan:</b> <b>Case Number: SR-59-18</b>	<b>Transaction Number</b>

<b>Property Address</b> 623 Hillsborough Street, Raleigh NC		<b>Date</b> 2018.10.18
<b>Property PIN</b> 1703491076, 1703491158, 1703492196, & 1703492128	<b>Current Zoning</b> DX-12-UG and DX-12-UL	
<b>Nearest Intersection</b> Hillsborough St and Boylan Ave	<b>Property size (in acres)</b> 1.31	
<b>Property Owner</b> Glenwood Two LLC	<b>Phone</b> 410-769-6139	<b>Mail</b> 501 Fairmount Ave, Suite 101, Towson, MD 21286
	<b>Email</b> rblair@hpimd.com	
<b>Project Contact Person</b> Ryan Blair	<b>Phone</b> 410-769-6139	<b>Mail</b> 501 Fairmount Ave, Suite 101, Towson, MD 21286
	<b>Email</b> rblair@hpimd.com	
<b>Property Owner Signature</b> 	<b>Email</b> rblair@hpimd.com	
<b>Notary</b>  Sworn and subscribed before me this <u>18</u> day of <u>October</u> , 20 <u>18</u>	<b>Notary Signature and Seal</b>  	



2018.10.18

City of Raleigh Appearance Commission  
Raleigh Municipal Building  
222 West Hargett Street  
Raleigh, NC 27601

Subject: Block 83 Appearance Commission Findings  
Project Number: 090.0279.000  
Case Number: SR-59-18

### **Administrative Alternate Findings Narrative**

The proposed development does not meet UDO sections 1.5.6 and 3.3.3, in which we are seeking to meet these requirements through administrative alternative sections 1.5.6.D and 3.3.3.C for the proposed Mixed-Use building located at 623 Hillsborough Street in Raleigh, NC. Those two sections are UDO 1.5.6.D – Build-To and UDO 3.3.3 – Building Massing. The findings below elaborate further upon the design strategies used that differ from the UDO prescriptive requirements.

#### UDO 1.5.6.D – Build-To

The goal of Block83 is to create a new destination in downtown Raleigh that will attract top office tenants, retail visitors, and hotel guests in an 18-hour a day environment. The optimal size and dimensional quality of the proposed Mixed-Use Building located on 623 Hillsborough Street yields a footprint parallel to its neighbor, One Glenwood. The building siting creates a unique, gracious and incredibly dynamic urban plaza (UDO requirement 1.5.3.C) between itself and One Glenwood that will be enjoyed by all users within the newly created development. The urban amenity will create a vibrant ground floor around all four sides of the proposed Mixed-Use building.

The proposed project meets administrative alternate section 1.5.6.D in the following ways:

- 1) *The approved alternate meets the intent of the build-to regulations* – The Mixed-Use building, stand-alone accessory structures, canopies / overhangs, landscape, and hardscape work together to establish a consistent street edge along the public right-of-way at Hillsborough Street and Morgan Street. While the prescribed method of measuring the frontage requirement is short of the required 70% minimum (UDO 3.4.8), the entire designed assembly of elements listed previously work together to stitch the entire block (over 82% of the entire block) together while simultaneously crafting a unique and dynamic Urban Plaza (UDO 1.5.3.C).
- 2) *The approved alternate conforms with the Comprehensive Plan and adopted City plans* – The Mixed-Use building is in conformance with LU 1.1 (Office and residential Mixed-Use) and LU 2.1 (placemaking). The urban plaza provided creates a gathering place for office users, hotel guests, and retail visitors creating a vibrant active urban node in Downtown Raleigh.
- 3) *The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context* – The project positively contributes to the urban fabric by using a diverse set of design elements to connect the street edge between the proposed Mixed-Use building and One Glenwood. A clear edge at

the sidewalk is established through a change in paving material, overhead canopies / trellis', hardscape walls / landforms, and tree canopies along both Hillsborough Street and Morgan Street, giving the pedestrian a clearly identifiable sidewalk and sense of place in the urban environment.

- 4) *The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort, or safety* – The proposed design positively increases access to the building and newly established retail entries in the courtyard through an ADA-accessible route connecting Hillsborough Street to Morgan Street through the site. The change in build-to area increases the amount of visibility and connectivity making the site safer.
- 5) *Site Area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under UDO 1.5.3.B* – The thoughtful design and careful crafting of spaces in the Urban Plaza (UDO 1.5.3.B) will be a phenomenal amenity to the city of Raleigh, providing a diverse amount of public and retail amenities that did not previously exist.

#### UDO 3.3.3 – Building Massing Standards

The proposed design of Block83 respects the intent of the UDO to create buildings that are respectful of the public right-of-way, gives good access to light and air, and produce a good urban environment.

The proposed building meets administrative alternate 3.3.3 in the following ways:

- 1) *The approved alternate meets the intent of the building massing regulations* – The proposed building massing provides over 41% more (12,170 SF) site area for public light and air above and beyond the baseline UDO massing requires (based on actual site area and prescriptive setbacks). The building massing carves and sets back within the 3<sup>rd</sup> floor to relate to the 2-3 story scaled buildings along the Hillsborough Street Corridor (*refer to images in appendix*). This subtractive carving move strongly relates to the pedestrian on the street while simultaneously providing balconies for tenants at that same scale along the street. This helps to visually break down the building massing into a series of smaller elements that address the pedestrian and vehicular scale.
- 2) *The approved alternate conforms with the Comprehensive Plan and adopted City plans* – The proposed building supports the City's Comprehensive Plan for building to the maximum allowable height and density (LU-2)
- 3) *If the approved alternate uses a change in building materials to mimic a change in wall plane, the most substantial and durable building materials are located at the bottom floors of the building* – The proposed design includes actual changes in wall plane through multiple massing shifts in varying depths at Level 03 (3 ft deep along Boylan Ave and 12' along Hillsborough Street and Morgan Street) as well as within the tower massing (2' deep windows and the signature ends with tapered depths). The proposed design includes the most durable materials at the podium level which include Brick, Metal, and Glazing.
- 4) *If the approved alternate proposes a building setback behind the sidewalk in lieu of a required setback, the resulting open space includes public amenities such as seating areas, trees and landscaping or outdoor dining* – The proposed design pulls the building away from the sidewalk minimum dimension (16 ft) to help further provide light and air to the public. The main corner


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at Hillsborough Street and Boylan Ave is setback and pulled in more than the minimum 12' stepback per UDO 3.3.3.B would require for the given height of the building. Area provides a much more gracious corner while still meeting the build-to corner requirements (UDO 1.5.6.C). The project also includes a very gracious and amenitized public Urban Plaza (UDO 1.5.3.C) that could have otherwise been used as building, back-of-house space or other utilitarian functions.

- 5) *The building contains architectural treatments for delineating the base, middle and top of the building* – The proposed design clearly articulates a base, middle, and top through massing and building façade articulation. The base is clearly defined through the use of well detailed masonry and large 2-story openings for stronger retail presence and a pedestrian scaled experience. The middle is separated by the slot created at level 03 and contains a combination of multi-story windows and textured curtain wall patterning that wraps all 4 facades. The top is delineated through a single story punched opening, congruent with a classical order and coupled with the dropping off of the patterned curtain wall texture. The top is further articulated through two varying parapet heights, helping to break down the scale of the building and provide visual hierarchy to the building.

The aforementioned findings express how the design meets the alternative paths of compliance outlined in the UDO for both Build-To and Building Massing.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott Lagstrom". The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Scott Lagstrom AIA, LEED AP BD+C  
Associate  
STL

Enclosure

cc: Heritage Properties INC, McAdams Co, and Surface678.



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Appendix:

1. Contextual Hillsborough Street Images













## APPEARANCE COMMISSION PRESENTATION

2018.11.01







## APPEARANCE COMMISSION PRESENTATION

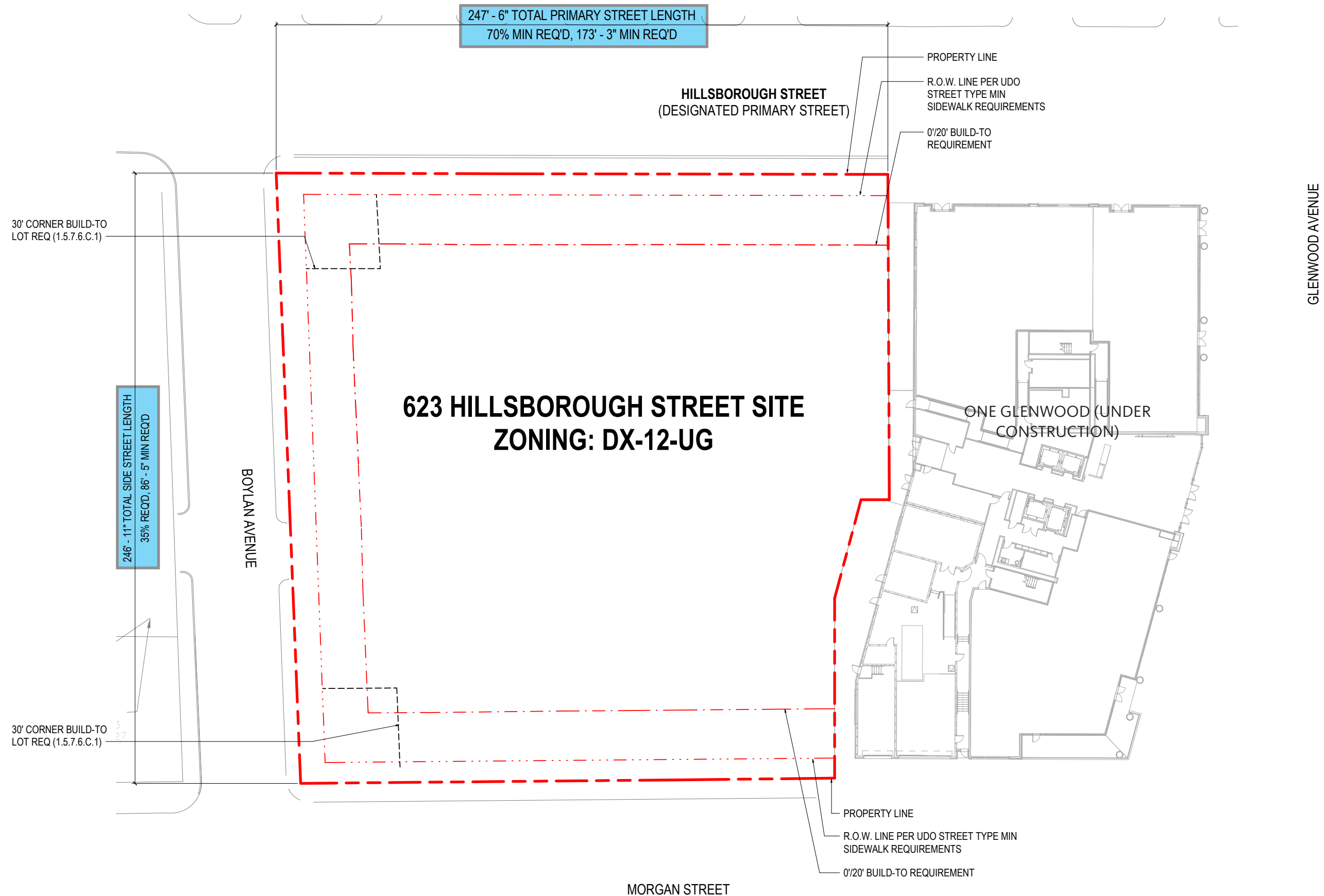
2018.11.01

### AGENDA

1. ADMIN ALT 1.5.6.D / 3.3.2.B3 - BUILD-TO / FRONTAGE REQ  
(COMPREHENSIVE SITE)
2. ADMIN ALT 3.3.3.C - BUILDING MASSING  
(MIXED-USE BUILDING ONLY)

# Block 83 - Administrative Alternate 1.5.6.D / 3.3.2.B3

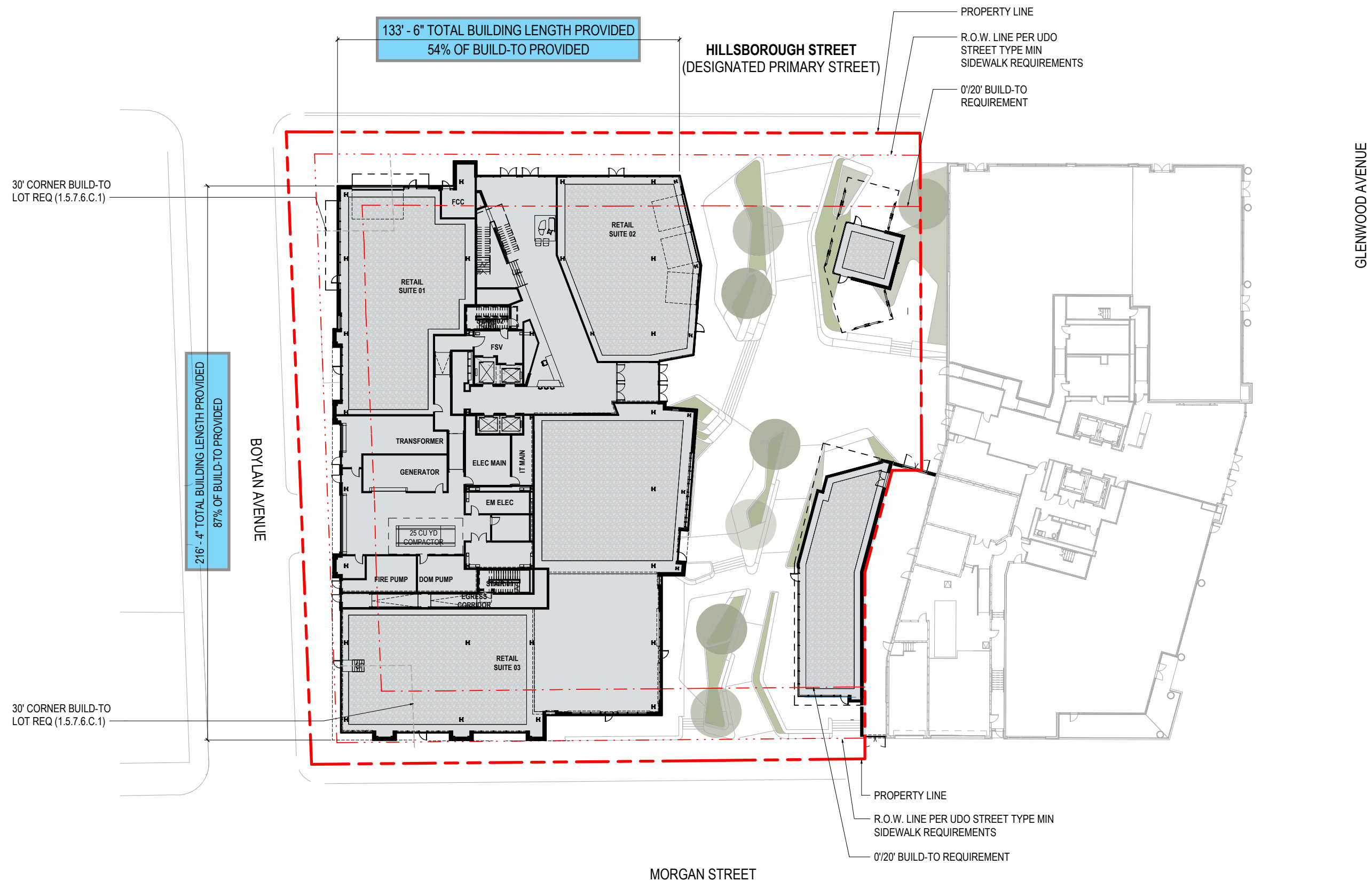
## "BUILD-TO" FRONTAGE **REQUIREMENTS**





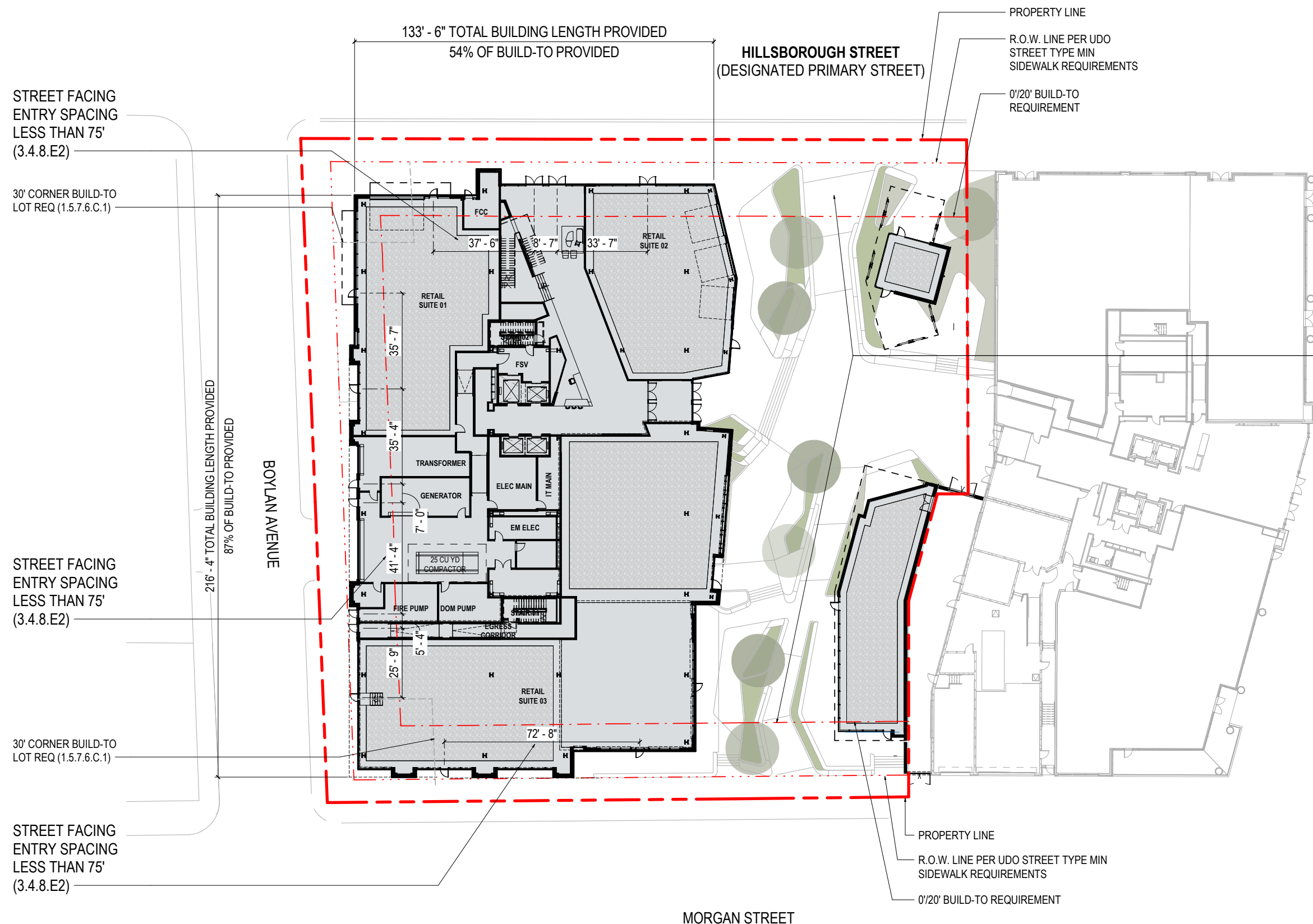
# Block 83 - Administrative Alternate 1.5.6.D / 3.3.2.B3

**"BUILD-TO" FRONTAGE PROVIDED**



# Block 83 - Administrative Alternate 1.5.6.D / 3.3.2.B3

## "BUILD-TO" FRONTAGE **ADMIN ALT DESIGN ATTRIBUTES**



### ADMIN ALT DESIGN ATTRIBUTES

**1.5.6.D1** - ALTERNATE MEETS THE INTENT OF THE BUILD-TO REGULATIONS BY PROVIDING ACCESSORY STRUCTURES, LANDSCAPE, AND HARDSCAPE AT THE EDGES OF THE OUTDOOR AMENITY AREA, GIVING THE SIDEWALK A CONTINUOUS EDGE BETWEEN BUILDINGS. THE TOTAL BLOCK DEVELOPMENT HAS PROVIDED A BUILD-TO OF OVER 82%, WHICH IS GREATER THAN THE 75% REQUIRED FOR THE SINGULAR STREET.

**1.5.6.D2** - ALTERNATE CONFORMS WITH COMPREHENSIVE PLAN LU 1.1 (OFFICE + RESIDENTIAL MIXED-USE) AND LU 2.1 (PLACEMAKING)

**1.5.6.D3** - ALTERNATE POSITIVELY CONTRIBUTES TO THE CHARACTER OF THE STREET BY CONTINUING TO DEFINE THE STREET EDGE WITH PLANTING, SITE WALLS, SHIPPING CONTAINER STRUCTURE, AND OVERHEAD LIGHTS

**1.5.6.D4** - ALTERNATE CHANGE IN BUILDING PERCENTAGE THAT OCCUPIES AREA POSITIVELY IMPACTS PEDESTRIAN ACCESS, COMFORT AND SAFETY BY PROVIDING AN OPEN AND ACCESSIBLE PUBLIC COURTYARD CONNECTING HILLSBOROUGH STREET TO MORGAN STREET WITH RETAIL AND ACTIVE GROUND FLOOR PROGRAM THROUGHOUT THE SPACE

**1.5.6D.5** - ALTERNATE CREATES A MORE ROBUST OUTDOOR AMENITY AREA THAN THE MINIMUM REQUIRED BY THE UDO (1.5.3.D)



# Block 83 - Administrative Alternate 1.5.6.D / 3.3.2.B3

## "BUILD-TO" FRONTAGE **ADMIN ALT DESIGN ATTRIBUTES**



### ADMIN ALT DESIGN ATTRIBUTES

**1.5.6.D1** - ALTERNATE MEETS THE INTENT OF THE BUILD-TO REGULATIONS BY PROVIDING ACCESSORY STRUCTURES, LANDSCAPE, AND HARDSCAPE AT THE EDGES OF THE OUTDOOR AMENITY AREA, GIVING THE SIDEWALK A CONTINUOUS EDGE BETWEEN BUILDINGS. THE TOTAL BLOCK DEVELOPMENT HAS PROVIDED A BUILD-TO OF OVER 82%, WHICH IS GREATER THAN THE 75% REQUIRED FOR THE SINGULAR STREET.

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**1.5.6.D3** - ALTERNATE POSITIVELY CONTRIBUTES TO THE CHARACTER OF THE STREET BY CONTINUING TO DEFINE THE STREET EDGE WITH PLANTING, SITE WALLS, SHIPPING CONTAINER STRUCTURE, AND OVERHEAD LIGHTS

**1.5.6.D4** - ALTERNATE CHANGE IN BUILDING PERCENTAGE THAT OCCUPIES AREA POSITIVELY IMPACTS PEDESTRIAN ACCESS, COMFORT AND SAFETY BY PROVIDING AN OPEN AND ACCESSIBLE PUBLIC COURTYARD CONNECTING HILLSBOROUGH STREET TO MORGAN STREET WITH RETAIL AND ACTIVE GROUND FLOOR PROGRAM THROUGHOUT THE SPACE

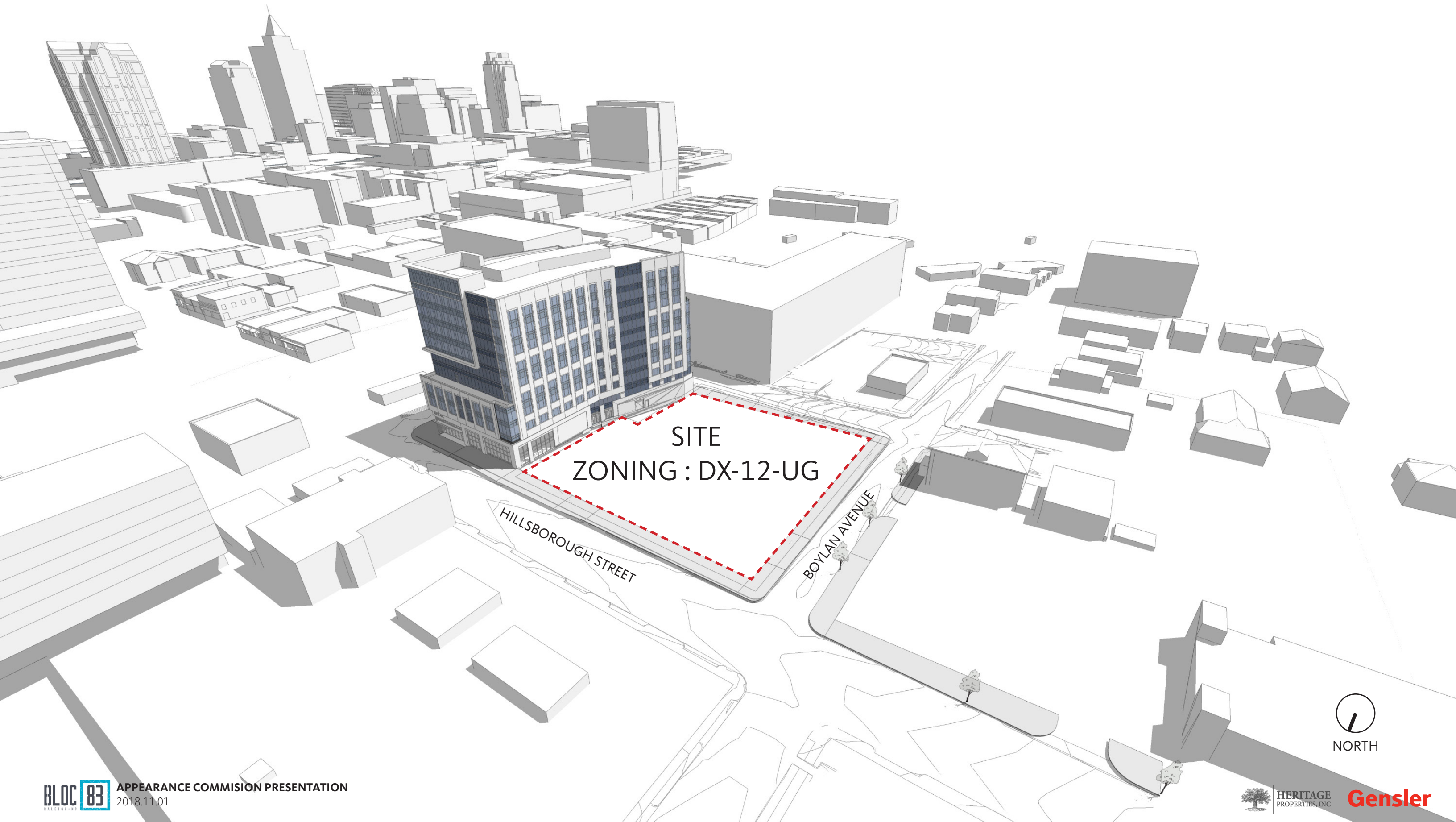
**1.5.6.D.5** - ALTERNATE CREATES A MORE ROBUST OUTDOOR AMENITY AREA THAN THE MINIMUM REQUIRED BY THE UDO (1.5.3.D)





# Block 83 - Administrative Alternate 3.3.3.C

## BUILDING MASSING STANDARDS- Site Boundaries





## Block 83 - Administrative Alternate 3.3.3.C

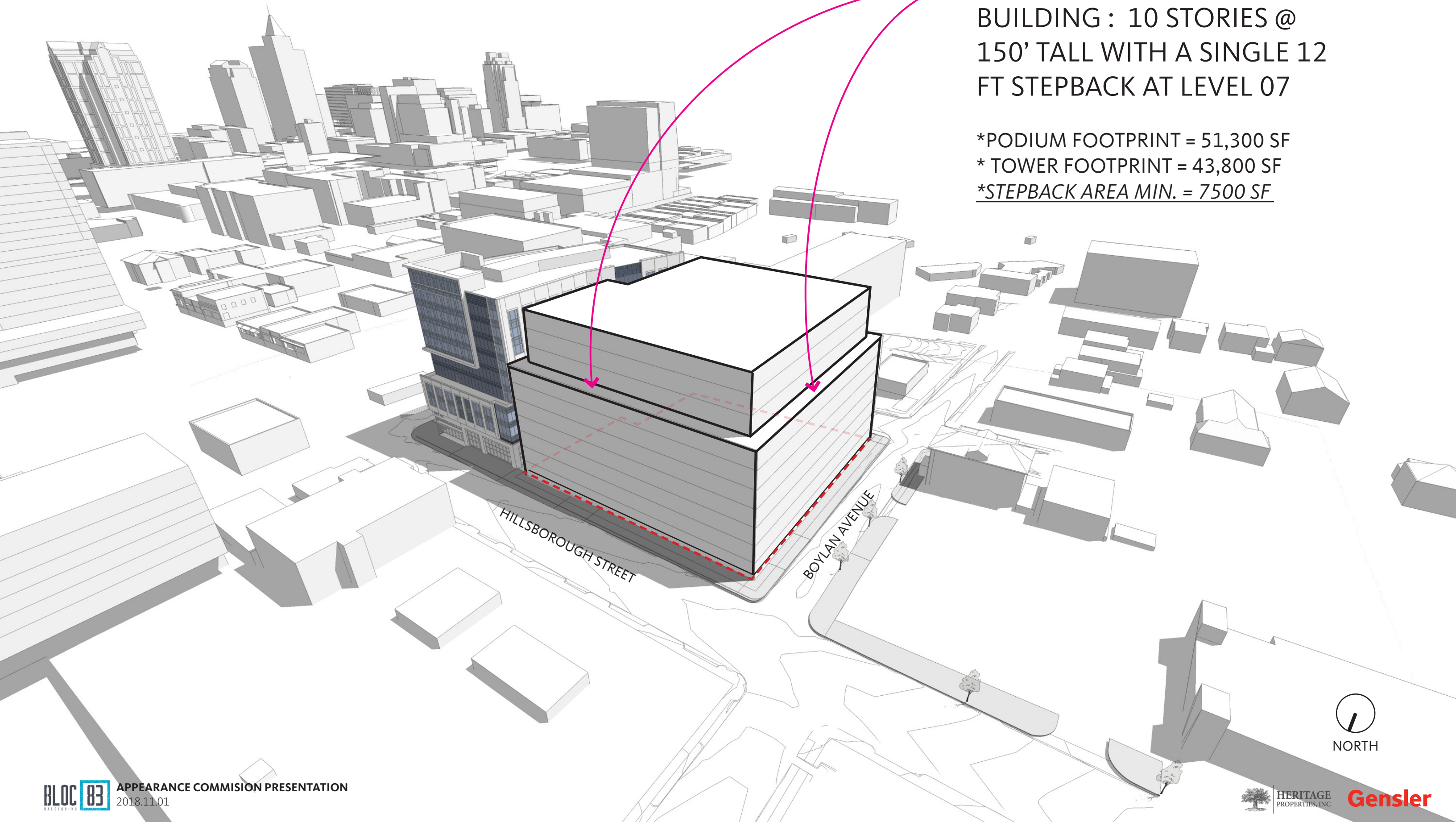
BUILDING MASSING STANDARDS - UDO Prescribed Building Massing

PRESCRIBED OFFICE  
BUILDING : 10 STORIES @  
150' TALL WITH A SINGLE 12  
FT STEPBACK AT LEVEL 07

\*PODIUM FOOTPRINT = 51,300 SF

\* TOWER FOOTPRINT = 43,800 SF

\*STEPBACK AREA MIN. = 7500 SF

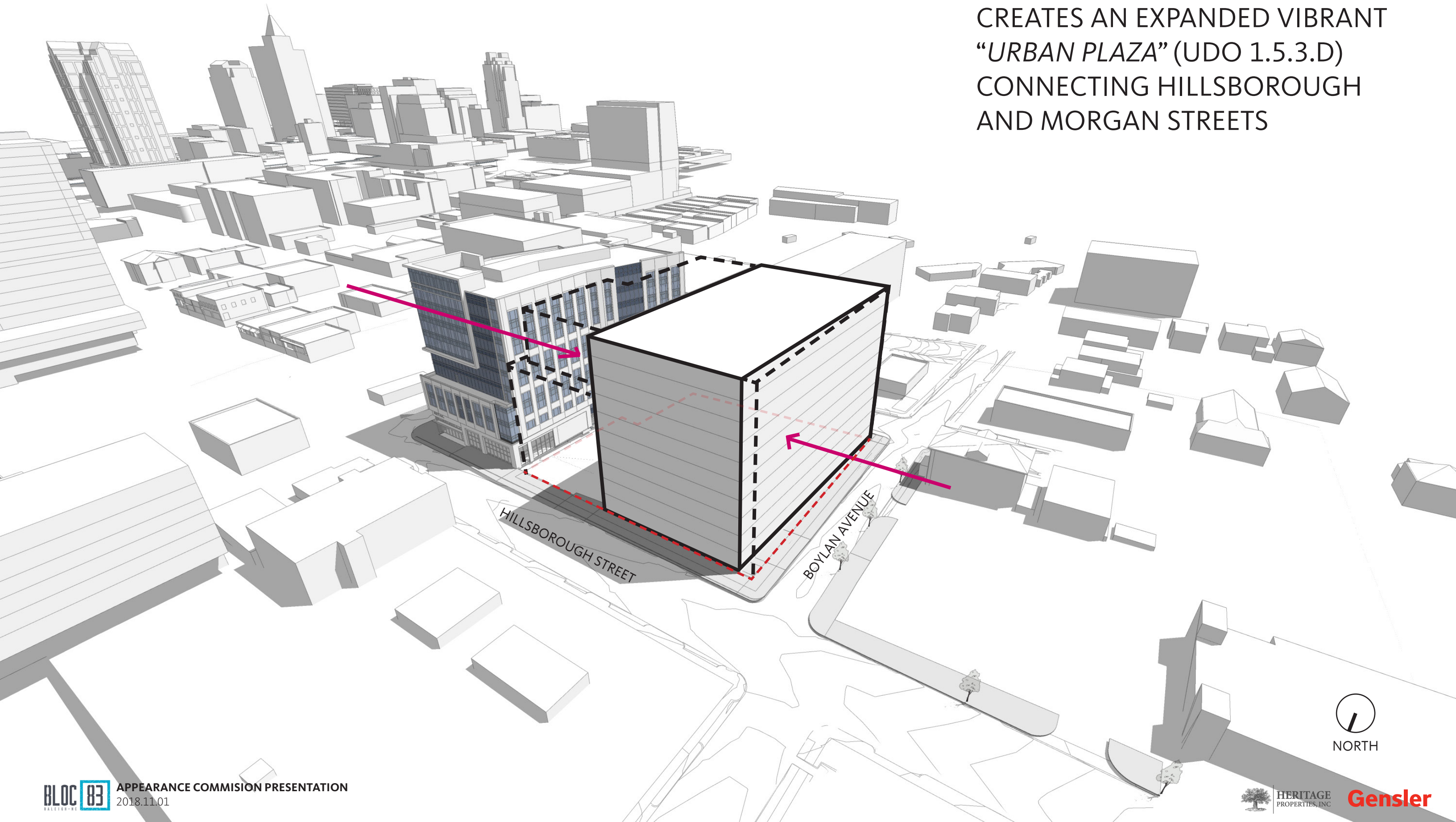




## Block 83 - Administrative Alternate 3.3.3.C

*BUILDING MASSING STANDARDS - Proposed Massing*

REDUCED BUILDING VOLUME  
CREATES AN EXPANDED VIBRANT  
“*URBAN PLAZA*” (UDO 1.5.3.D)  
CONNECTING HILLSBOROUGH  
AND MORGAN STREETS

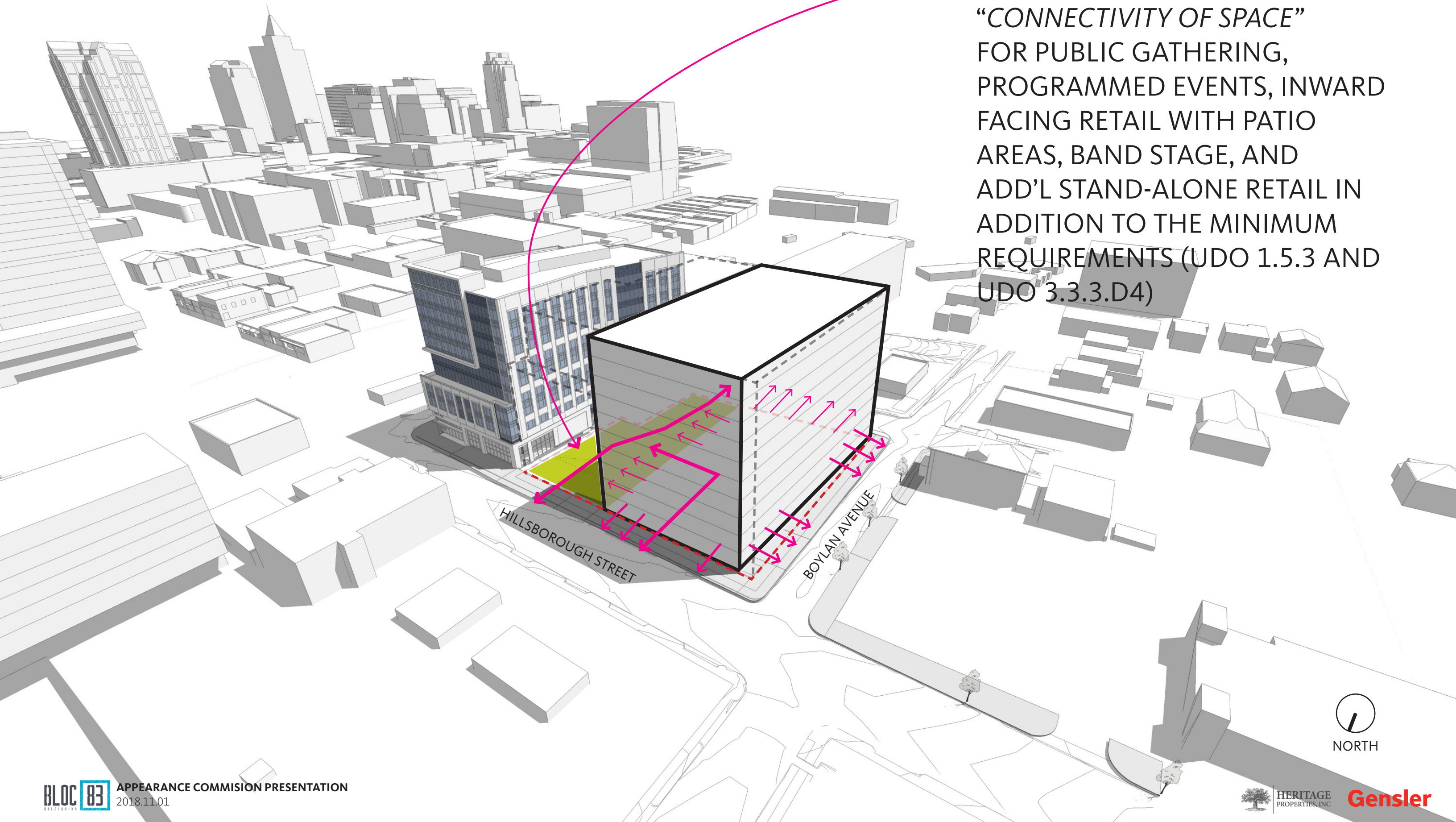




## Block 83 - Administrative Alternate 3.3.3.C

### BUILDING MASSING STANDARDS - Proposed Massing

URBAN PLAZA PROVIDES  
“CONNECTIVITY OF SPACE”  
FOR PUBLIC GATHERING,  
PROGRAMMED EVENTS, INWARD  
FACING RETAIL WITH PATIO  
AREAS, BAND STAGE, AND  
ADD’L STAND-ALONE RETAIL IN  
ADDITION TO THE MINIMUM  
REQUIREMENTS (UDO 1.5.3 AND  
UDO 3.3.3.D4)

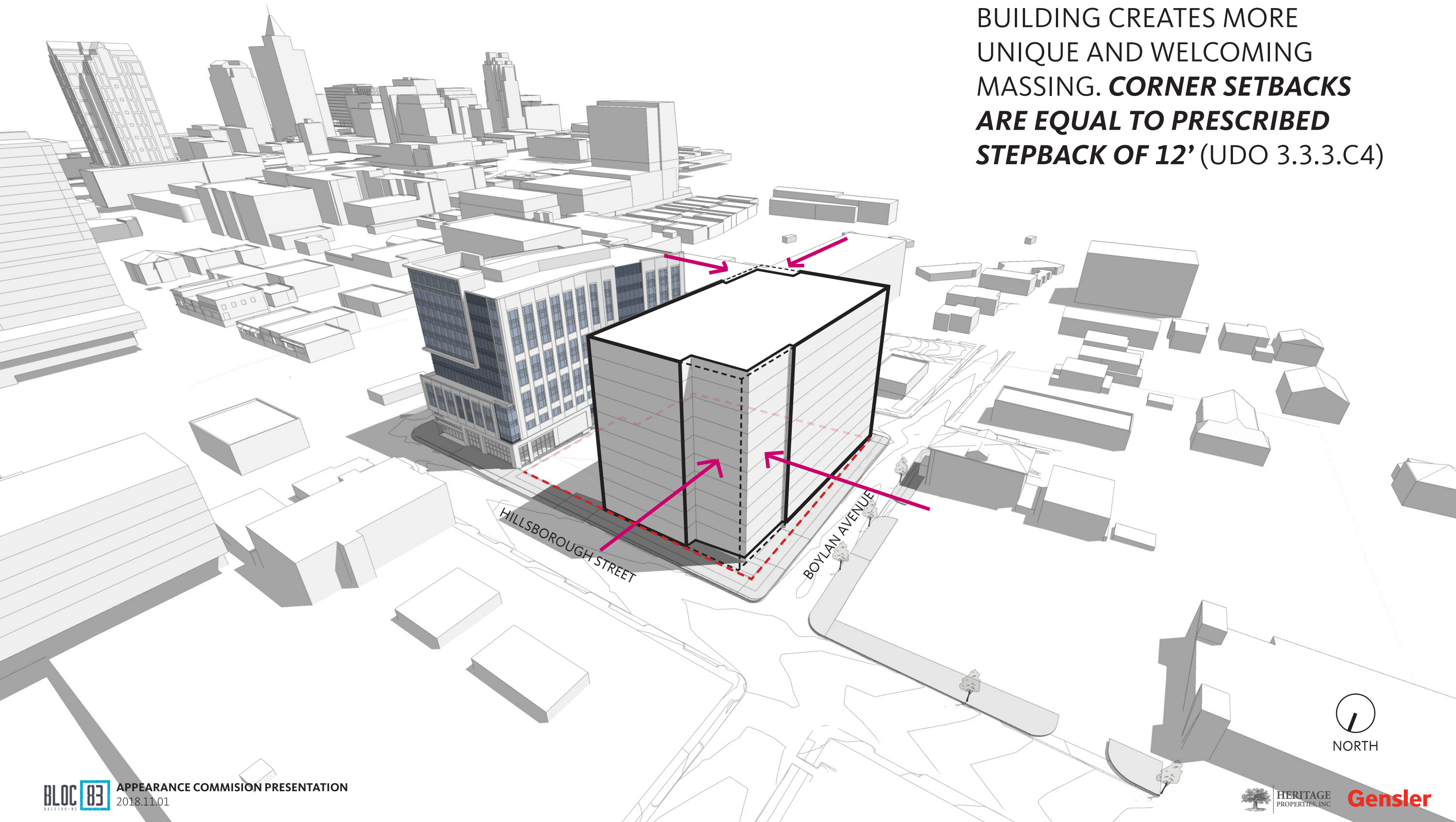




## Block 83 - Administrative Alternate 3.3.3.C

BUILDING MASSING STANDARDS - Proposed Massing / Provided Setbacks

ERODED CORNERS OF THE BUILDING CREATES MORE UNIQUE AND WELCOMING MASSING. **CORNER SETBACKS ARE EQUAL TO PRESCRIBED STEPBACK OF 12'** (UDO 3.3.3.C4)



# Block 83 - Administrative Alternate 3.3.3.C

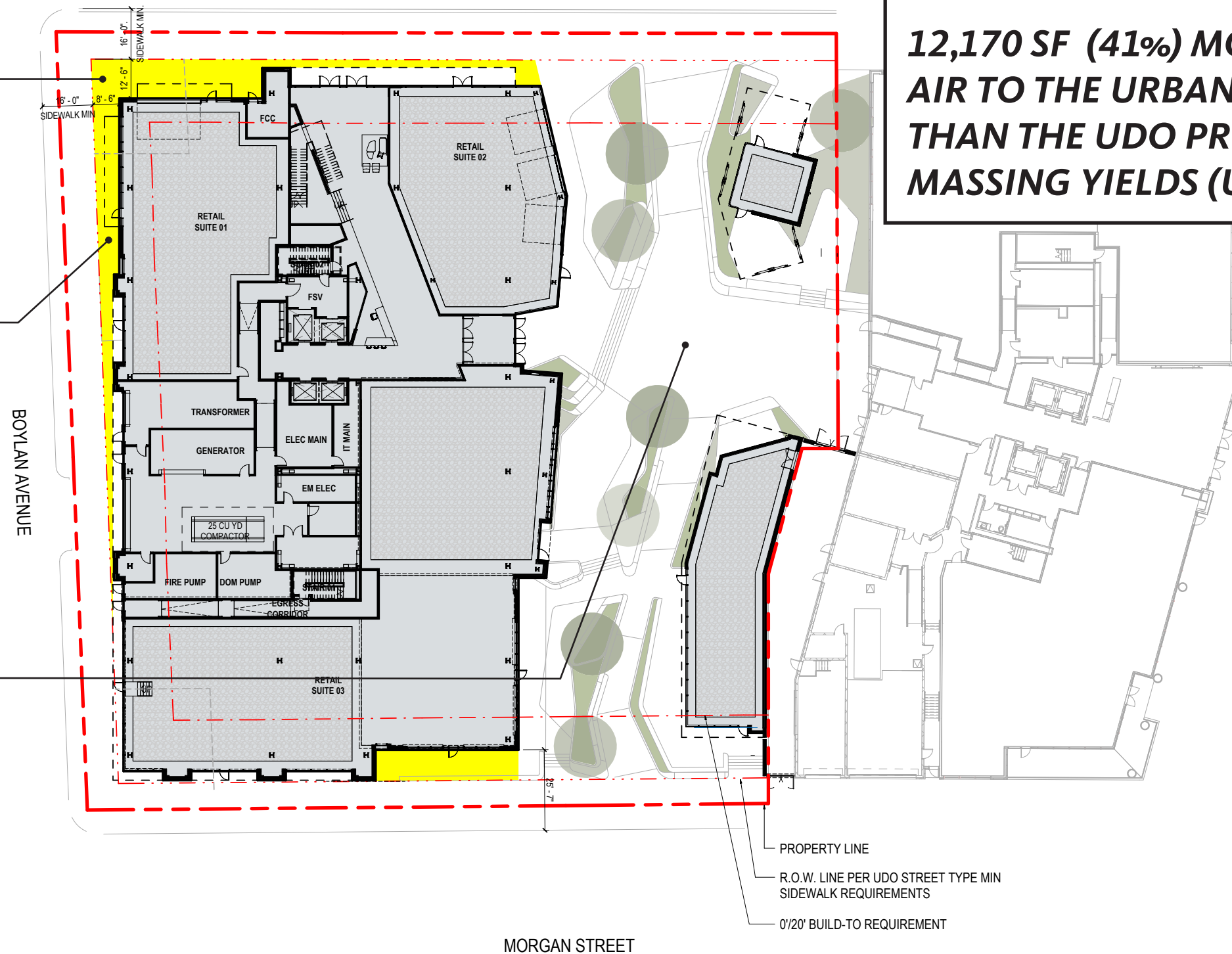
## BUILDING MASSING STANDARDS - Proposed Massing / Provided Setbacks

UDO 3.3.3.C4 - ADMIN ALTERNATE:  
ADDITIONAL SETBACK AT BUILDING  
CORNER IN LIEU OF MASSING  
STEPBACK BETWEEN LEVELS 3-7  
(GREATER THAN 12'-0")

UDO 3.3.3.C4 - ADMIN ALTERNATE:  
TOTAL AREA (YELLOW SHADING)  
OF ADDITIONAL SETBACK GREATER  
THAN UDO MINIMUM SETBACK =  
**3,170 SF MORE PUBLIC SPACE AT  
THE STREET LEVEL THAN UDO  
MINIMUM**

UDO 3.3.3.C4 - ADMIN ALTERNATE:  
TOTAL AREA (URBAN PLAZA) OF  
ADDITIONAL SETBACK GREATER  
THAN UDO MINIMUM SETBACK =  
**16,500 SF MORE PUBLIC SPACE  
AND OUTDOOR AMENITY AREA  
THAN ALLOWABLE FOOTPRINT  
WOULD PROVIDE**

HILLSBOROUGH STREET  
(DESIGNATED PRIMARY STREET)



UDO REQ'D STEPBACKS = 7500 SF  
PROVIDED SETBACKS  
FROM GROUND TO SKY= 19,670 SF

**12,170 SF (41%) MORE LIGHT AND  
AIR TO THE URBAN ENVIRONMENT  
THAN THE UDO PRESCRIBED  
MASSING YIELDS (UDO 3.3.3.C4)**

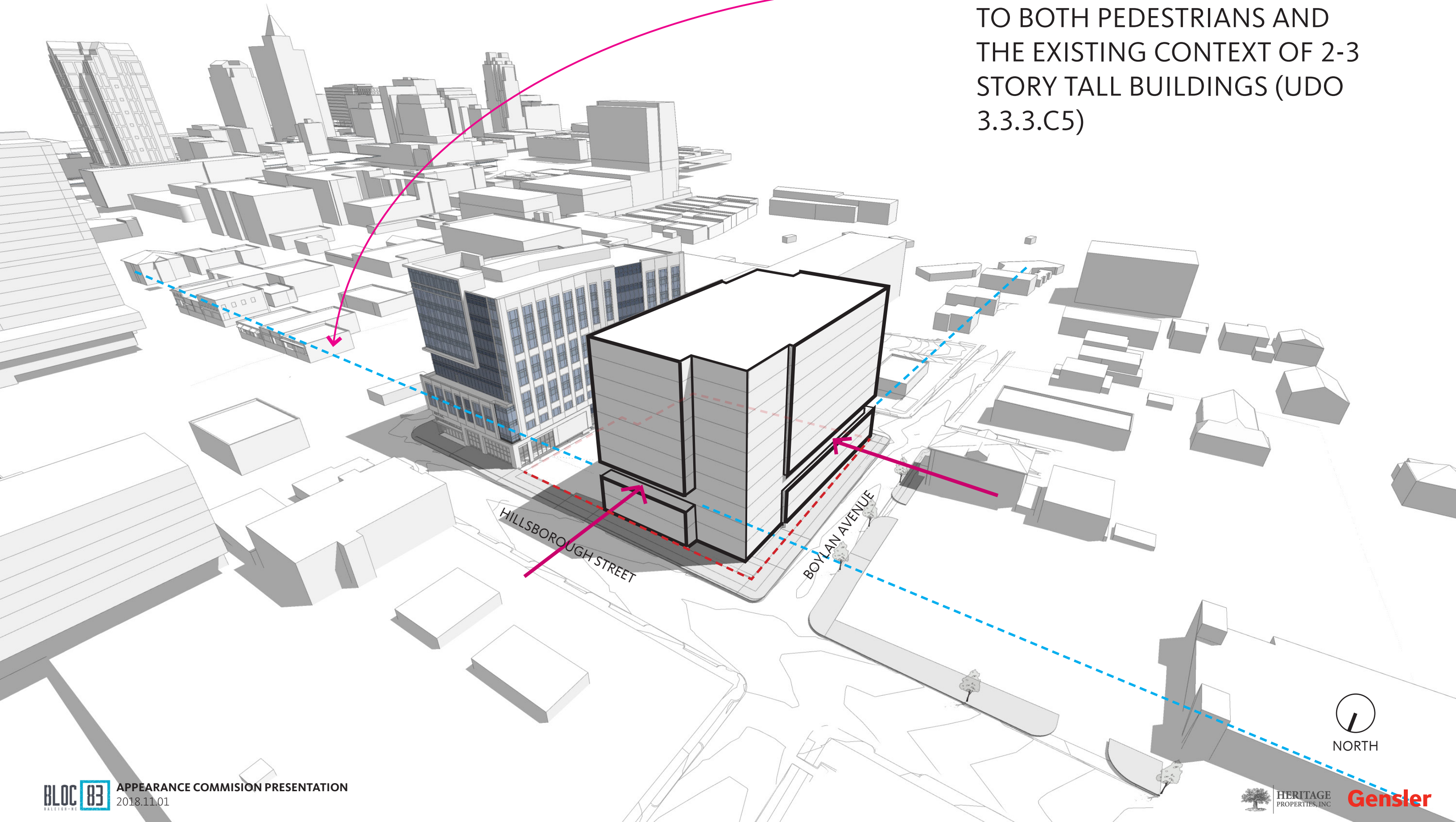




## Block 83 - Administrative Alternate 3.3.3.C

*BUILDING MASSING STANDARDS - Proposed Massing*

DEFINED PODIUM IS SCALED  
TO BOTH PEDESTRIANS AND  
THE EXISTING CONTEXT OF 2-3  
STORY TALL BUILDINGS (UDO  
3.3.3.C5)

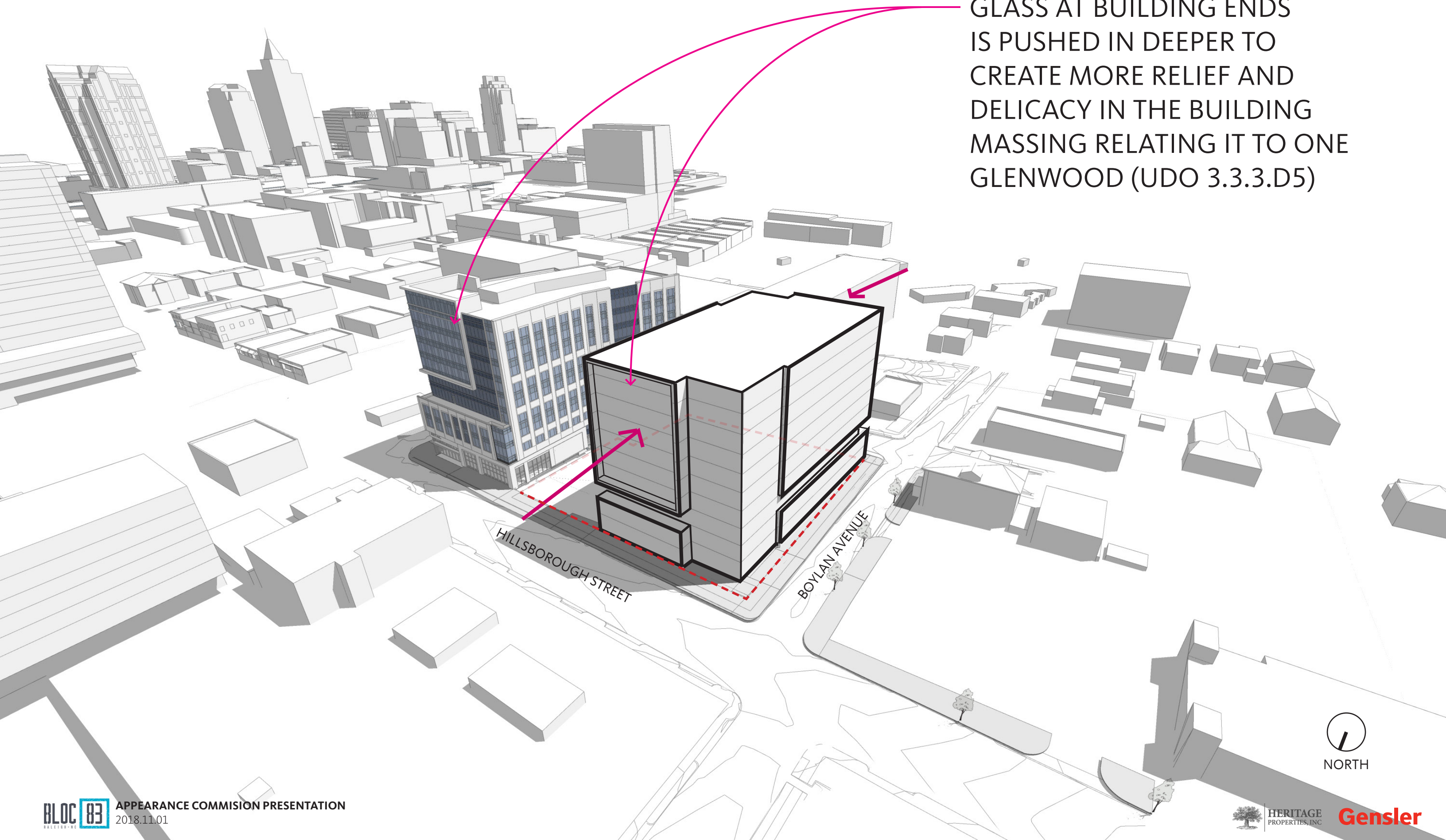




## Block 83 - Administrative Alternate 3.3.3.C

### BUILDING MASSING STANDARDS - Proposed Massing

GLASS AT BUILDING ENDS IS PUSHED IN DEEPER TO CREATE MORE RELIEF AND DELICACY IN THE BUILDING MASSING RELATING IT TO ONE GLENWOOD (UDO 3.3.3.D5)

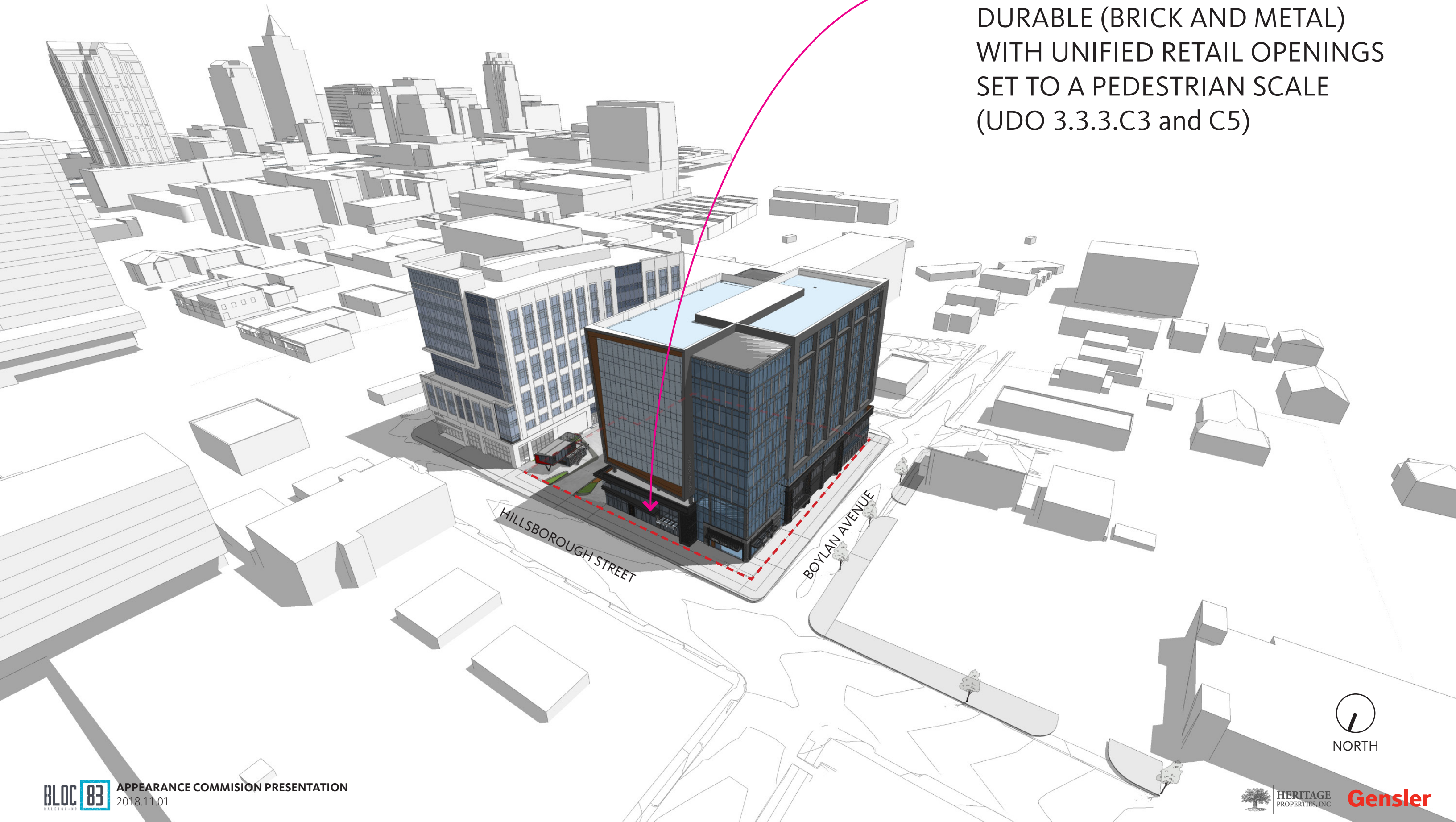




## Block 83 - Administrative Alternate 3.3.3.C

*BUILDING MASSING STANDARDS - Proposed Massing*

BASE MATERIALS ARE MORE DURABLE (BRICK AND METAL) WITH UNIFIED RETAIL OPENINGS SET TO A PEDESTRIAN SCALE (UDO 3.3.3.C3 and C5)

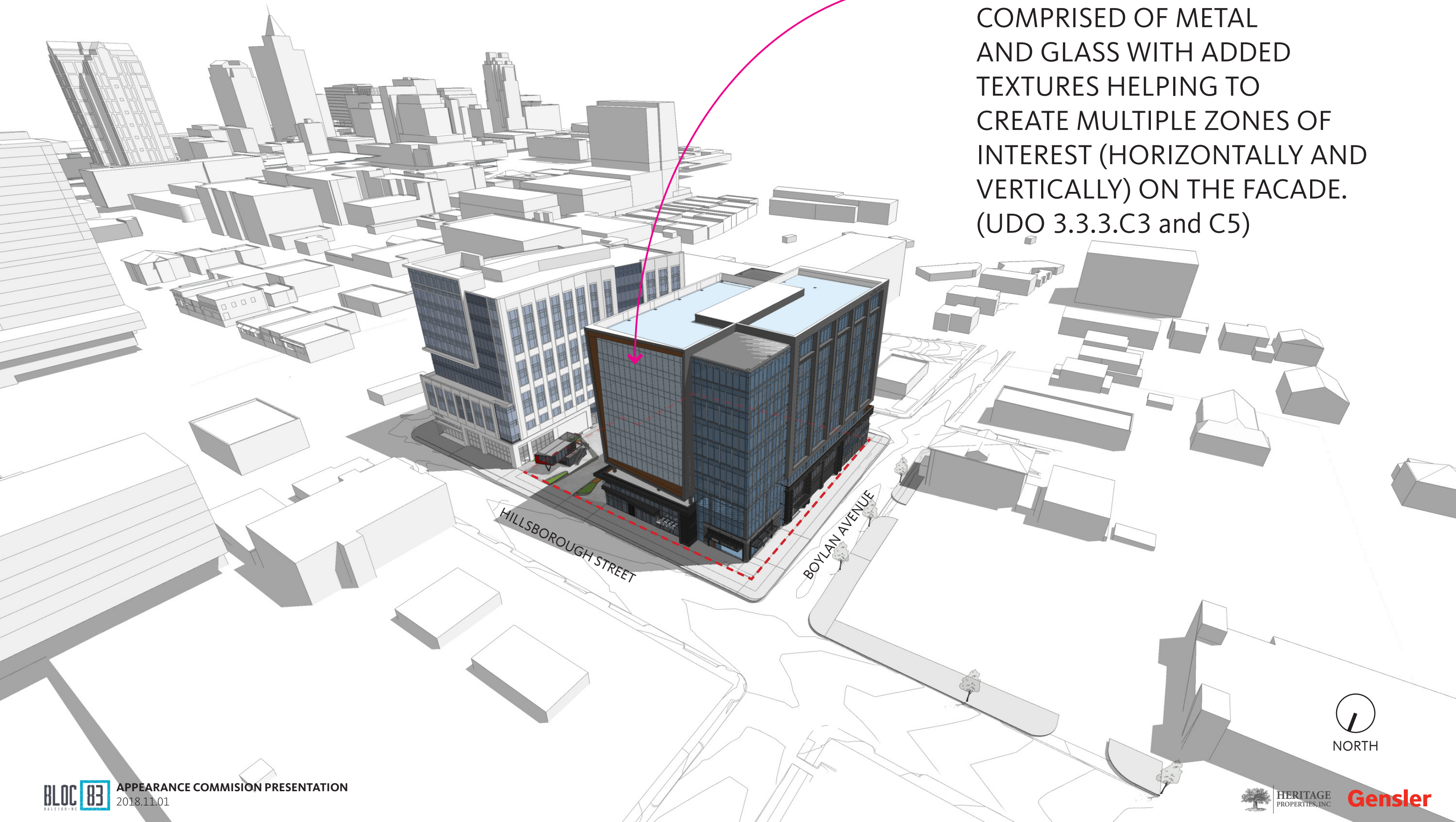




## Block 83 - Administrative Alternate 3.3.3.C

### BUILDING MASSING STANDARDS - Proposed Massing

TOWER MATERIALS ARE COMPRISED OF METAL AND GLASS WITH ADDED TEXTURES HELPING TO CREATE MULTIPLE ZONES OF INTEREST (HORIZONTALLY AND VERTICALLY) ON THE FACADE. (UDO 3.3.3.C3 and C5)





## Block 83 - Administrative Alternate 3.3.3.C

### BUILDING MASSING STANDARDS - Proposed Massing



#### SUMMARY (UDO 3.3.3C):

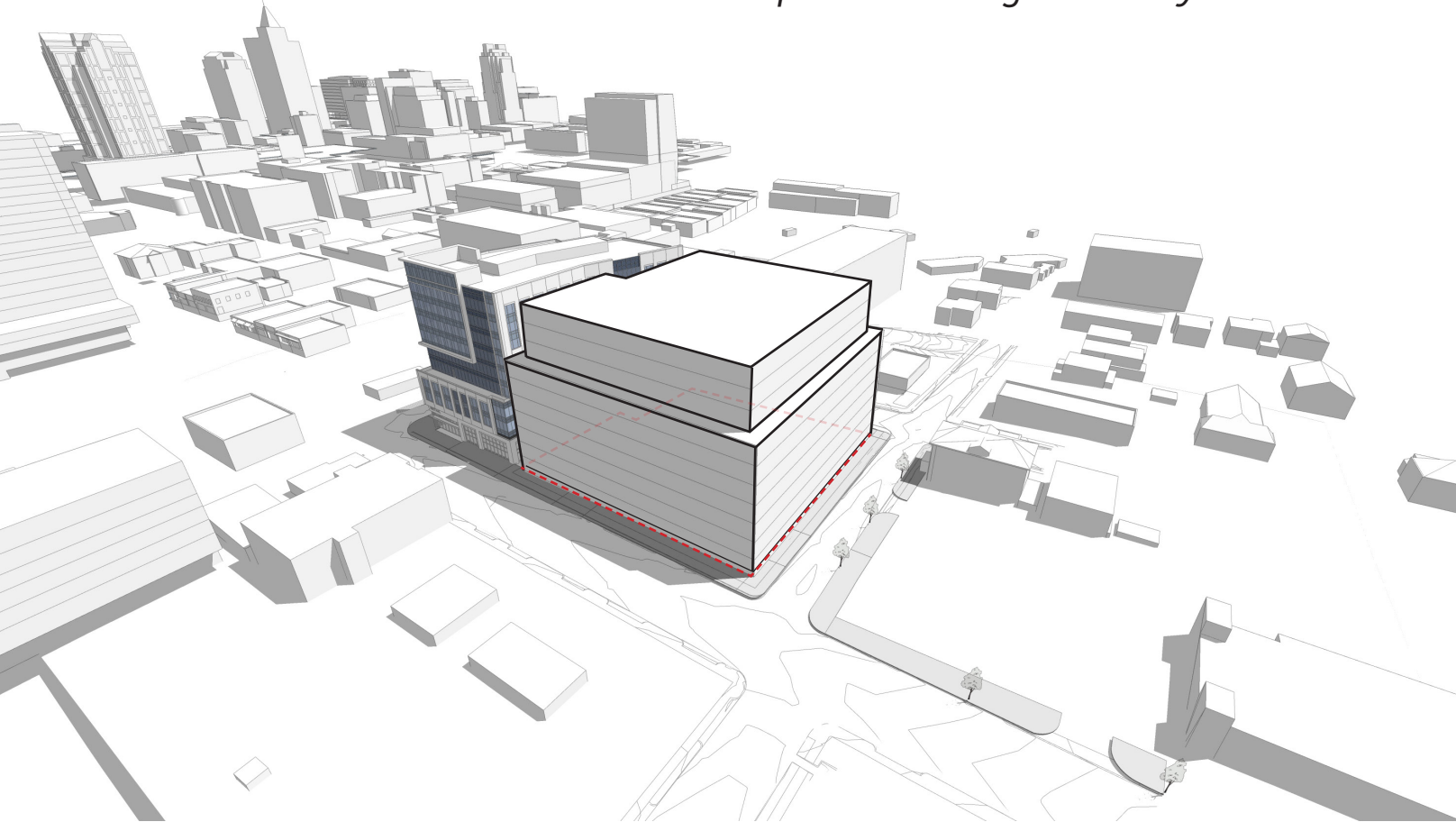
1. MEETS INTENT OF BUILDING MASSING REGULATION BY EXCEEDING THE PRESCRIBED UDO MASSING MINIMUM'S LIGHT AND AIR, CREATING A PEDESTRIAN SCALED STREET ENVIRONMENT, AND A REDUCED VISUAL SCALE OF THE BUILDING TO MITIGATE A CANYON EFFECT.
2. SUPPORTS THE CITY'S COMPREHENSIVE PLAN BY BUILDING TO THE MAXIMUM ALLOWABLE HEIGHT (LU-2)
3. THE BUILDING CHANGES IN MATERIAL FROM BASE TO TOP (ALONG WITH A HORIZONTAL SLOT 3 FT. DEEP) WITH MORE DURABLE MATERIALS AT THE BASE (MASONRY AND METAL).
4. THE BUILDING SETSBACK IN MULTIPLE WAYS AT THE STREET LEVEL TO CREATE ADDITIONAL PUBLIC SPACE THAN THE PRESCRIBED UDO MASSING MINIMUMS ON ALL SIDES OF THE BUILDING.
5. A VARIETY OF ARCHITECTURAL TREATMENTS AND ARTICULATION ESTABLISH MULTIPLE ZONES OF MASSING AND INTEREST AT THE BASE, MIDDLE AND TOP OF THE BUILDING





## Block 83 - Administrative Alternate 3.3.3.C

### BUILDING MASSING STANDARDS - Proposed Massing Summary



#### UDO PRESCRIBED OFFICE BUILDING :

BUILDING SUBTRACTION CONTRIBUTING TO PUBLIC LIGHT AND AIR	
SETBACK AREA REQ'D	0 SF
STEPBACK AREA REQ'D	7,500 SF
TOTAL AREA	7,500 SF

TOWER FOOTPRINT 43,800 SF



#### PROPOSED OFFICE BUILDING :

BUILDING SUBTRACTION CONTRIBUTING TO PUBLIC LIGHT AND AIR	
SETBACK AREA AT STREET	3,170 SF
SETBACK AREA AT URBAN PLAZA	16,500 SF
TOTAL AREA	19,670 SF

TOWER FOOTPRINT 26,227 SF

*\*PROPOSED DESIGN PROVIDES **2.6X** MORE PUBLIC ACCESS TO LIGHT AND AIR THAN THE BASELINE UDO STEPBACK REQUIREMENTS*

*\*PROPOSED DESIGN TOWER IS **41% SMALLER** THAN THE BASELINE UDO REQUIREMENTS*





## APPEARANCE COMMISSION PRESENTATION

2018.11.01

**Thank you!**  
**Questions?**





## Block 83 - Administrative Alternate 3.3.3.C

*BUILDING MASSING STANDARDS - Proposed Massing*

SUBTRACTIVE MASSING MOVES  
PROVIDE **41% MORE LIGHT**  
**AND AIR** TO THE URBAN  
ENVIRONMENT THAN THE  
PRESCRIBED UDO MASSING  
REQUIREMENTS

